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CITY OF CUPERTINO
California
PLANNING DEPARTMENT

CUPERTINO GENERAL PLAN

OPEN SPACE AND CONSERVATION ELEMENT

Approved by the Planning Commission

August 28, 1972

Adopted by the City Council

September 18, 1972

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

INTRODUCTION

This Open Space and Conservation Element of the General Plan was approved by the Planning Commission of the City of Cupertino on August 28, 1972, and adopted by the City Council on September 18, 1972.

This Element contains segments on parks and on scenic roads which are intended to constitute the Parks and Recreation and Scenic Highways Elements of the General Plan.

This document is considered as an interim element for the following reasons: The elements of a General Plan are interdependent, and no element can be final until the other elements have been evaluated. Much of the information for and input to the Open Space and Conservation Element of Cupertino's General Plan will come from the Montebello Ridge Study conducted by the County Planning Department in cooperation with Cupertino and other cities. Some information from this study is available now, but most of it will be forthcoming during the remainder of 1972.

Even though the Open Space and Conservation Element cannot be given final form for the reasons stated above, it is not only desirable, but also required by State Legislation (AB 966) to adopt an Interim Open Space and Conservation Plan. It is recognized that amendments may be made at a later stage as a result of further information.

The Element covers the City's sphere of influence, a much larger area than the City itself. Implementation requires coordination between County and City jurisdictions.

This document utilizes, in addition to earlier studies by the Planning Department of the City of Cupertino and information from the County Planning Department, two studies made for the purpose of a Master's Thesis: Cupertino General Plan Open Space Element by Ronald Vogelbaum, and City of Cupertino Parks and Recreation Master Plan by Merle Butler, Parks and Recreation Director of the City of Cupertino. These two volumes contain a very extensive collection of data and very useful considerations.

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CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

DEFINITION OF OPEN SPACE

Several land uses may be included under the definition of open space. As an all-encompassing definition, open space may be said to be all area that is not roofed or paved. Specific definitions may discern the following uses.

1. Front, side and back yards in single-family developments, planted areas and swimming pools in apartment developments, and common areas in cluster developments are included under the above definition. Such areas, however, are usually not included in statistics on, or area requirements for open space.

2. Private recreation areas in the open, such as golf courses.

3. School playgrounds in the open.

4. Developed Public Parks. This report includes two categories of such parks:

    a. Neighborhood parks, primarily aimed to meet the needs of children in elementary school age. They should be available within at most a half mile walking distance, without crossing a major traffic arterial. If possible, they should be adjacent to elementary schools in order to facilitate joint programs and to minimize the need for land. Neighborhood parks should have an area of at least 5 acres.

    b. Community parks, intended primarily for children in high school age and for adults. Such parks should be within bicycling distance from every home, preferably within one mile. They encompass "playfield" activities such as tennis courts, swimming pool (unless provided by an adjacent high school), community center, multi-purpose courts, etc. Optimum size for a Community Park is 20 acres.

5. Undeveloped or partly developed public parks or open space areas, such as areas for hiking and horseback riding, wildlife refuges, rifle ranges, etc. They would usually also include developed picnic and camping areas. The two categories included in this report differ in the way they would be aquired and administered, but have mainly the same functions.

    a. City-wide parks and open space area.

    b. Regional County Parks.

DEFINITION OF OPEN SPACE (continued)

6. Watersheds, where only such land uses are permitted which do not pollute the water supply, or pollute it only to a degree acceptable in the purification process. Several of the land uses mentioned here may be permitted under controlled conditions.

7. Lakes and reservoirs.

8. "Left-over" areas in residential or other developments, for instance a hillside too steep to be utilized but included within the boundaries of a residential lot. Even if such areas are not accessible to the public, they are of importance because of vegetation cover and percolation of rain water, and can support some wildlife.

9. Agricultural areas and forests utilized for logging. A strict definition would except buildings and roads.

10. Natural resource areas, other than agricultural areas or forests, for example mines and gravel pits, (except buildings and vehicle areas). This stresses the definition of open space somewhat, but it should be recognized that a natural resource area usually permits rain water to percolate into the ground or to run off in a free-flowing creek.

11. Undeveloped areas would usually qualify as open space for the time being.

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

OPEN SPACE AND CONSERVATION GOALS AND POLICIES

The following goals statement represents an amalgamation of goals adopted by the City Council as a result of the extensive work performed by the Citizens Goals Committee. In addition to those open space goals related to hillsides and parks and recreation, additional more general goals have been set forth. It is the intent that this goals statement will establish the framework for the remaining portions of the element.

Open Space, General

1. Satisfaction of man's basic need for open space for the enjoyment of nature.

2. Provision of open space to meet man's survival needs for clean air, clean water and an unspoiled environment.

3. Preservation of the scenic resources of the area for aesthetic enjoyment and for psychological benefits.

4. Provision of public safety through reservation in open space of those lands upon which building for human occupancy is hazardous.

Conservation, General

1. Efficient and wise use of natural resources for man's needs, consistent with protection of the natural environment.

2. Conservation and production of water for human use and for its scenic and recreational benefits.

3. Preservation of wildlife habitats and natural vegetation as an essential part of the ecosystem for both man and wildlife.

Hillsides

GOAL I TO FOSTER SUSTAINED RECOGNITION THAT THE HILLS ARE A NATURAL RESOURCE OF LOCAL AND AREA-WIDE IMPORTANCE

Policy 1 The desirable natural environment of the area should be protected.

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

Hillsides (continued)

Policy 2 Both developers and governmental jurisdictions should be encouraged to provide for permanent open space within or adjacent to hillside developments by:

a. Developing an open space element, including ordinances, within the General Plan.

b. Clustering residential developments with compensatory open space.

c. Zoning or otherwise appropriately designate, geologically-hazardous areas.

d. Acquiring private and excess public lands for open space needs. Acquisition may be achieved by one, or any combination of method(s) listed:

Outright purchase by public or private organizations.
Leasing.
Gifts.
Scenic easements.
Development rights.
Mutual covenant.
Open space zoning.
Planned unit development.

Policy 3 Development should be prohibited within areas found to be hazardous because of steep slopes, threat of landslide, seismic activity, flood, or fire unless adequate provisions can be made for the safety of the occupants.

Policy 4 Conservation should be promoted, insofar as is possible, of watershed lands, ridgecrests, streamsides, tree stands, and other special natural features. Implementation should be sought by:

a. Conservation zoning of land.

b. Public acquisition of the land.

c. Inviolate flood plain zoning.

d. Review and possibly strengthening of ordinances relating to grading, logging, tree removal and replanting of vegetative cover.

e. Encouraging reforestation of hillsides.

Hillsides (continued)

Policy 5 The vast recreational and educational potential of the hill areas should be promoted and implemented by:

a. Seeking public support of municipal park, County park, Regional park, and Skyline Parkway proposals, and a coordinated regional trail system.

b. Encouraging private operation of recreational developments and adopt appropriate zoning applying thereto.

Policy 6 Legislative action at all levels should be encouraged to provide tax relief and other incentives to preserve agricultural and scenic lands.

Parks and Recreation

GOAL I TO PROVIDE AREAS OF GREEN WITHIN REACH OF EVERY RESIDENT FOR REST AND RELAXATION

Policy 7 The City should maintain an adequate ratio of park land acreage per population based upon the most current recognized standards.

Policy 8 The City should include park land acquisition, development, and maintenance in its five-year capital improvement programs.

Policy 9 The City of Cupertino should employ bond issues which declares its specific intent to acquire or develop more park properties.

Policy 10 The City of Cupertino should accelerate the development of existing park sites.

Policy 11 In order to create more parks and open space, a residential developer should dedicate some portion of the total area of the development or equivalent value thereof to the City to be used for parks and recreational purposes.

Policy 12 With the concurrence of the respective Boards of Education, the City of Cupertino should agree to develop unused school properties in parklike settings. Priority should be extended to those areas that do not have neighborhood parks available or where no future park sites can be negotiated, e.g. Faria Elementary School.

Parks and Recreation (continued)

Policy 13 The City should strive to acquire properties in the Stevens Creek flood plain in order to complete the planned Stevens Creek park chain.

Policy 14 Access should be provided for emergency vehicles to inner park areas.

GOAL II TO PRESS FOR THE DEVELOPMENT OF ADJACENT AND REGIONAL PARK FACILITIES

Policy 15 The following developments should be considered to implement Goal II.

a. Urge the County to complete the development of Stevens Creek Park, both the upper and lower facilities and seek County cooperation on the development of a Stevens Creek strip park along the stream course of Stevens Creek.

b. Participation in a Skyline Parkway project.

c. A "strip" park connecting the park site at Stevens Creek School with Linda Vista Park and Stevens Creek County Park.

d. A park chain connecting parks in the Cupertino area with the ocean.

GOAL III TO PROVIDE FOR HIKING AND EQUESTRIAN TRAILS IN THE FOOTHILLS

Policy 16 A master trail plan should be developed.

a. Easements through property might be incorporated into this plan between properties.

GOAL IV TO ENCOURAGE THE DEVELOPMENT OF RECREATION FACILITIES AND PROGRAMS WHICH CAN ENHANCE THE ENJOYMENT OF LIFE FOR EVERY AGE GROUP

Policy 17 Emphasis should be placed on recreation activities which would draw all age groups together.

Parks and Recreation (continued)

Policy 18 The City of Cupertino should initiate, promote and maintain the following programs collectively for all age groups:

a. City sponsored outdoor concerts presented, for example, by high school bands.

b. Nature hikes.

c. Family biking program.

d. Family arts and crafts.

e. Swimming programs developed in conjunction with local school districts.

f. Remote city camping privileges with adequate supervision.

g. Lighted tennis courts (also included in existing park sites).

Policy 19 A Senior Citizen Center should be either a functional part of a community center or a separate facility. It should be a place where these citizens may come together to plan and develop programs to suit their own needs.

Policy 20 The pressing needs of the teenage segment of the community should be met through:

a. Establishment of a teen center.

b. Establishment of a drug information channel within the City.

c. Increased availability of high school facilities and expansion of recreational activities.

d. City-sponsored recreation programs.

Policy 21 Existing school lands should be developed with the cooperation of the City as play areas for preschoolers.

a. Provisions should be made for preschool swimming facilities and instruction.

Policy 22 When the population outgrows facilities for adult age groups, supplemental recreational facilities should be provided.

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

EXISTING NEIGHBORHOOD AND COMMUNITY PARK SITES (65.4 acres)

This inventory includes all park sites now owned or being acquired by the City of Cupertino, whether developed or undeveloped.

1. 4.1 ac. Portal Park: developed

2. 5.2 ac. Wilson Park: developed

3. 15.0 ac. Cupertino Memorial Park: undeveloped; intended as a central park for the entire city but may be needed as neighborhood park for the highest population concentration in Cupertino.

4. 3.3 ac. Somerset Square Park: partly developed; limited improvements are planned on the part of the park area which is leased from PG&E.

5. 6.0 ac. Stevens Creek Park: undeveloped; development funds are included in proposed bond issue.

6. 16.0 ac. Horse Ranch Park: being acquired; intended as a community park but may also be needed as a neighborhood park; development funds are included in proposed bond issue.

7. 11.0 ac. Linda Vista Park: partially developed; neighborhood park (part of it very steep) which also attracts visitors from the entire city because of the excellent view.

8. 4.8 ac. Monta Vista Park: undeveloped.

65.4 ac.

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

PROPOSED NEIGHBORHOOD AND COMMUNITY PARK SITES (approx. 50 acres)

The Open Space and Conservation Element Plan includes a number of neighborhood and community parks proposed in a tentative 5-year capital improvements plan. The need for additional such parks is dealt with in a following chapter: "Park area related to population."

The Plan relies to a great extent on school property for neighborhood and community parks. The Board of the Cupertino Elementary School District has approved a program of utilization of school grounds jointly with the City. Improvements would generally be made by the City. Maintenance would be undertaken by a cooperative agreement.

Whether this will provide enough area for the City's future needs depends on the future area requirements for the schools exclusive use. The school area needed is a result of future population, future composition of age groups, and school design policies (e.g. single or multiple stories). A study of these factors will be part of the Public Facilities Element of the General Plan.

1a. 4ac. Portal Park: improvements of surplus school property in order to expand the existing park.

2a. 1ac. Wilson Park: improvement of an area between the existing school playfield and the existing City park, which would tie the school and park areas together aesthetically and functionally.

3a. 5ac. Cupertino Memorial Park: addition to the present park site in order to provide a park both for neighborhood and community needs. (This is an alternative to developing a community park in Stevens Creek park chain, in which case Cupertino Memorial Park would mainly be a neighborhood park and would not need to be enlarged).

5a. 5ac. Stevens Creek Park: improvement of part of surplus school property in conjunction with development of the existing park site, with maintenance to be undertaken by Cupertino School District under terms of a cooperative agreement.

9. 2ac. Garden Gate Minipark: to be developed at Alves Drive adjacent to the Y.M.C.A. building, or on some other location in the same neighborhood.

10. 3ac. Faria Park: improvement of surplus school property.

11. Sevens Springs Park: a neighborhood and community park which should be dedicated and developed as a part and parcel of a foreseen residential development of the large Sevens Springs Ranch; the park should be adjacent to an elementary school and a junior high school which would serve the area. Required size would depend on density of population in the development.

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

PROPOSED NEIGHBORHOOD AND COMMUNITY PARK SITES (continued)

12. 25 ac. Heney Creek Park: a linear park between Southern Pacific's spur track to Permanente and a dry creek, partly a relatively flat area with some oaks, partly a heavily shaded wooden canyon. This park would serve as a neighborhood park for the area west of Foothill Boulevard and north of Stevens Creek Boulevard, as a community park for the western part of the City, and also accomodate a part of a trail system from the northwestern part of the City to Stevens Creek Reservoir.

8a. 4 ac. Monta Vista Park: improvement of surplus school property.

49 ac.

PROPOSED PARK SITES AND OPEN AREA FOR CITYWIDE USE (approx. 800 acres)

The Citywide parks in the Open Space Element Plan are not formal parks in the central location of the City. Rather, most area included is steep hill area on the fringes of the built-up part of the City, of the same character as the existing or proposed County parks within the City's sphere of influence, with emphasis on hiking and riding trails and picnic areas. It may be considered to include some of the proposed Citywide parks in the Regional County Park System. It is noted that a possible acquisition of Blackberry Farm and Deep Cliff golf courses would present the opportunity to create a Central Park for more varied uses.

13. 125 ac. Stevens Creek Park Chain: originally planned as a continuous park chain of varying width between San Francisco Bay and the headwaters of Stevens Creek. Complete trail continuity has been precluded by subdivision between Fremont Avenue and Stevens Creek Boulevard, but it is still possible and highly desirable to provide a continuous hiking trail from Stevens Creek School southward. This requires either acquition of land adjacent to Blackberry Farm and Deep Cliff golf courses, or acquisition of a strip of land from these golf courses, or acquisition of a trail easement on golf course land. In order to achieve continuity it is also necessary to acquire additional parcels of land. The Open Space Element Plan indicates minimal areas in three connections (13A, 13B, 13C), though a wider corridor is desirable where possible. The fourth connection is a large area (13D) including a hilltop with a sweeping view in all directions and a gravel pit suitable for an outdoor theater.

14. 300 ac. Permanente Park: the Archdiocese of San Francisco owns an area in the northern part of Cupertino's sphere of influence, at present unincorporated County area. One part of the property is located on both sides of the east branch of Permanente Creek, on the edge of the high hill country and consists of lower hills, flat areas and a few ravines, and includes some wooded areas. Another part is a steep and rather inaccessible hill area. - A firm of consultants is at present investigating, on behalf of the Archdiocese, the possibility of developing the area for residential or educational use, or a mixture of these uses, in addition to the cemetery under construction. - Such a development should include park and school areas. One part of the park, about 100 acres, may be located along the east branch of Permanente Creek (where also an inactive earthquake fault runs); this area would be suitable for a golf course, in addition to neighborhood park uses. Another part, about 200 acres, may include the relatively remote steep hill area, suitable for hiking and horseback riding.

PROPOSED PARK SITES AND OPEN AREA FOR CITYWIDE USE (continued)

15. 17 ac. Oak Meadows Park: a hilly common area set aside in a cluster development south of Stevens Creek Boulevard. This area should be made accessible to the public as a part of a trail system from the northwestern part of the City to Stevens Creek Reservoir.

16. 370 ac. Kaiser Park: a large buffer area between Kaiser Cement and Gypsum Company's Permanente Plant and the residential area near Foothill Boulevard. The Kaiser Company purchased this area in 1965 and has indicated that the area has no valuable natural resources, and that the Company at present has no intent for any use other than as a buffer between its cement plant and the residential area. - If the Kaiser Company would be willing to sell this land for a price reflecting its character of buffer area or to lease it to the City for recreational purposes on a long-term basis, it could serve as a Citywide park. The "weighted" area (land with over 10% slope given 25% area value) is about 90 acres, approximately corresponding to the minimum desired Citywide park area for 35,000 people, but the absence of any flat area limits the usability. The area is excellent, however, for hiking and riding trails with tremendours views over Santa Clara Valley, San Francisco Bay, and Montebello Ridge. The area is very dry, but the attractiveness could be much increased through the creation of a mountain stream (requiring pumping). A secluded canyon is suitable for a rifle range or similar uses. - This park as well as #15 is of a character similar to the Regional County Parks, and it may be considered to include them in the County park system or at least maintain and patrol them by the County park staff.

812 ac.

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

EXISTING REGIONAL COUNTY PARK SITES (approx. 1600 acres)

This inventory includes all land within Cupertino's sphere of influence owned by the County intended for park and recreational use.

17. 280 ac. Stevens Creek County Park (area including Stevens Creek Reservoir): an undeveloped county park (17A) and a partly developed area belonging to the County Flood Control District (17B); the latter area popular for swimming, fishing, boating and picnicking. (The area measurement includes the reservoir itself, 90 acres.)

18. 400 ac. Stevens Creek County Park (area named Stevens Creek Park on USGS and other maps): located on both sides of Stevens Creek and mostly developed for picnicking and wading.

19. 900 ac. Upper Stevens Creek County Park: a rugged undeveloped area between the headwaters of Stevens Creek, Skyline Boulevard (Highway 35) and Congress Springs Road (Highway 9). The major part (19A) is unincorporated County area within Cupertino's sphere of influence. Another part (19B) is within the City of Palo Alto (220 acres which are not included in the area measurement).

1580 ac.

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

PROPOSED REGIONAL COUNTY PARK SITES (approx. 1700 acres)

The County of Santa Clara has adopted a Plan for Regional Parks as the Parks and Recreation Element of the County's General Plan. Proposed park sites in this plan located within Cupertino's sphere of influence are included in the following list. The County's plan is in small scale and the boundaries approximate, while the City's larger-scale Open Space Element exactly shows suggested boundaries of proposed Regional County Parks.

20. 40 ac. Permanente Creek County Park: A picturesque secluded valley with tremendous oak trees proposed in the County's Regional Park Plan, which is adopted as the Parks and Recreation Element of the General Plan of Santa Clara County.

21. 250 ac. Extension of Stevens Creek County Park: A steep area east of Stevens Creek Reservoir suitable for hiking and bridle trails with views of the reservoir and of Montebello Ridge. The County's Regional Park Plan indicates a connection, wider than the present, between Stevens Reservoir County Park and Stevens Canyon County Park.

22. 190 ac. Extension of Upper Stevens Creek County Park: A mostly very steep area to connect with Stevens Canyon County Park. This extension is in principle indicated in the County's Regional Park Plan. The area marked 22A is extremely steep, but could with some construction accommodate connecting hiking and bridle trails. The area marked 22B is less steep; it is within the San Andreas Rift Zone. (A plateau area with a couple of homes and an existing access road is excluded from the proposed park and indicated for residential use.)

23. 1000 ac. Extension of Upper Stevens Creek County Park: A mostly steep and inaccessible area included in the County's Regional Park Plan. However, two or three less steep areas at the end of ridges are accessible from Congress Springs Road (Highway 9) and could be used for more intensive recreational purposes.

24. 200 ac. Extension of Upper Stevens Creek Park to the County boundary: An area easily accessible from Skyline Boulevard (Highway 35), which area could accomodate vista points, roadside rests, trunk trails and loop trails outlined under "Skyline Scenic Recreation Route" in the County's Regional Park Plan. It may also provide area for remote City camping privileges.

1680 ac.

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

PARK AREA RELATED TO POPULATION

The Planning Department of Santa Clara County published, in July 1970, an inventory of Parks and Recreation in the County. Area in relation to population was computed and compared with standards used by park and recreation agencies in all parts of the country.

According to this study, the standards for neighborhood parks are 2.25 acres per 1000 population minimum, 3.00 average, and 5.00 optimum. Requirements for community parks are 2.00 acres per 1000 population minimum, 2.50 average, and 3.00 optimum.

By this Open Space and Conservation Element the City of Cupertino adopts as a goal the "average" standard of 3.0 acres per 1000 population for neighborhood parks and 2.5 acres per 1000 population for community parks. Area computations would include school property used jointly with the City for public parks use.

An attached table (page 17) states the ares of existing and at present planned neighborhood and community park sites, and also the area required to meet the goals according to four alternative population estimates for the area defined by the attached Neighborhood map. The alternatives represent different zoning policies for undeveloped areas now zoned residential or agricultural (with the exception of certain areas considered to be committed). The future population would be limited to 35,000 if all "reserve" areas were zoned R1-7.5 or R1C-7.5, corresponding to 4.4 dwelling units per gross acre. The population figure of 40,000 assumes that areas zoned A, A1 or R1-10 would be rezoned to R1-7.5 or R1C-7.5. The figures 45,000 and 50,000 assume that "reserve" areas would be developed with 11 and 16 dwelling units per gross acre, respectively.

Area needed to be acquired or dedicated in each alternative is the difference between the "Present and Planned" column and the appropriate "Future" column. Requirement for neighborhood parks is stated for each neighborhood; requirement for community parks is added to the subtotal for each one of four groups of neighborhoods.

A second table (page 17a) relates the area of the same park sites to the estimated population at the end of 1972, approximately at the time buildings now under construction would be completed. The population figures include both the City of Cupertino and County "islands", within the area defined by the attached map.

The proposed Citywide parks and open space areas are mostly very steep areas with uses similar to Regional parks. A comparison with the standards for Citywide parks (2.5, 4.0 and 6.0 acres per 1000 population weighted according to slope) quoted in the County inventory would be misleading.

A comparison of Regional park area with the population of Cupertino is irrelevant, as the extisting and proposed Regional parks within Cupertino's sphere of influence would serve a much larger population than Cupertino's.

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

NEIGHBORHOOD AND COMMUNITY PARKS

N'd	PRESENT AND PROPOSED PARK SITES	acres	ACRES REQUIRED FOR FUTURE POPULATION* 35,000 pop. (Alt. A)	40,000 pop. (Alt. B)	45,000 pop. (Alt. C)	50,000 pop. (Alt. D)
12			2.4	2.7	3.0	3.3
21	Portal	8.6	5.7	6.0	6.3	6.3
22	Wilson	6.3	5.1	5.1	6.0	6.3
30	(Common area)	2.5	4.2	4.2	4.2	4.2
31			4.8	6.0	6.6	7.2
32			2.7	4.2	4.2	5.1
33			3.3	3.6	3.6	3.6
			28.2	31.8	33.9	36.0
			23.5	26.5	28.3	30.0
		17.4	51.7	58.3	62.2	66.0
40			3.9	4.2	4.8	5.4
41	Garden Gate	2.2	9.3	11.1	12.3	13.8
42+53e	Faria	2.5	5.7	6.0	7.2	7.8
50			1.2	1.2	1.2	1.2
51			10.2	10.5	11.4	11.4
60			0.3	0.3	0.6	0.9
			30.6	33.3	37.5	40.5
	Memorial	20.0	25.5	27.8	31.2	33.8
		24.7	56.1	61.1	68.7	74.3
53w			0.9	0.9	0.9	0.9
61	Somerset	3.3	5.7	6.0	6.6	6.9
62			4.8	5.1	6.0	6.3
63	Linda Vista	11.0	3.0	3.3	3.3	3.3
64			4.2	4.5	4.5	4.5
			18.6	19.8	21.3	21.9
	Horse Ranch	16.0	15.5	16.5	17.8	18.2
		30.3	34.1	36.3	39.1	40.1
70			1.5	1.5	1.5	1.5
71	Stevens Creek	11.2	6.9	7.2	7.5	7.8
72			5.4	5.7	9.3	12.0
73			2.1	2.4	3.6	4.5
81			3.3	5.7	6.9	9.3
82	Monta Vista	9.0	6.0	8.7	9.6	11.7
83			2.4	3.9	3.9	4.8
			27.6	35.1	42.3	51.6
	Heney Creek	25.0	23.0	29.2	35.2	43.0
		45.2	50.6	64.3	77.5	94.6
	TOTAL	117.6	192.5	220.0	247.5	275.0

*Standards adopted as goals: 3.0 acres per 1000 population for Neighborhood parks, 2.5 acres per 1000 population for Community parks

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

NEIGHBORHOOD AND COMMUNITY PARKS

N'd	PRESENT AND PROPOSED PARK SITES	acres	1972 POPULATION*	ACRES PER 1000 POP.
12			800	0.0
21	Portal	8.6	1900	4.5
22	Wilson	6.3	1700	3.7
30	(common area)	2.5	1300	1.9
31			1500	0.0
32			700	0.0
33			1100	0.0
		17.4	9000	1.9
40			1200	0.0
41	Garden Gate	2.2	2800	0.8
42+53e	Faria	2.5	1900	1.3
50			400	0.0
51	Memorial	20.0	3400	5.9
		24.7	9700	2.5
53w			300	0.0
61	Somerset	3.3	1700	1.9
62	Horse Ranch	16.0	1200	13.3
63	Linda Vista	11.0	900	4.8
64			1400	
		30.3	5500	5.5
70			500	0.0
71	Stevens Creek	11.2	2100	5.3
72			800	0.0
73			400	0.0
81	Heney Creek	25.0	500	50.0
82	Monta Vista	9.0	1400	5.0
83			400	
		45.2	6100	7.4
TOTAL		117.6	30300	3.9

* Assuming 3.2 persons per dwelling unit. Includes County "islands", also dwelling units under construction.

NATURAL RESOURCE AREA

Kaiser Cement and Gypsum Company owns and operates a large quarry and cement factory in Cupertino's sphere of influence, in unincorporated County area. There are also several gravel pits, some of them within City limits.

The limestone and gravel deposits constitute valuable natural resources which are an asset to society as a whole, and which are expected to be excavated for at least twenty years. The type of operation makes this Natural Resource Area in effect a heavy industrial zone.

The quarrying and manufacturing should be operated with as little damage to the environment as economically feasible. There are air pollution controls in effect, and the Kaiser Company has recently installed devices which substantially reduce the emission of solid particles and obnoxious gases in the smoke.

Adverse visual impact of such large quarrying operations should be avoided, and scars from excavation should be eliminated when operation ceases. An ordinance should be enacted, establishing a specific program for rehabilitation of the site.

A buffer area between the Natural Resource Area and adjoining areas with existing or potential residential use is needed. The width of such a buffer would vary, depending on the terrain, but should be at least 1,000 feet. A first-come-first-serve rule may be applied: where excavation rights exist, the buffer should be on the residential side of the boundary; where a Use Permit for extension of excavation is sought, the industrial enterprise should carry the burden of providing the buffer, either by reserving land within its boundary or by acquiring additional land.

The Natural Resource Area is within Cupertino's sphere of influence (except for a strip within the City of Palo Alto belonging to the Kaiser Company), but almost all of the area is under County jurisdiction. Consequently, the County must be relied upon for enacting and enforcing environmental restrictions.

SAN ANDREAS RIFT ZONE

The only known active earthquake fault zone within Cupertino's sphere of influence is the San Andreas fault. It runs northwest-southwest along the upper part of Stevens Creek and then turns south through Camp Saratoga and Sandborn Valley. (Other known faults are inactive, but care should be taken not to permit buildings on top of them.)

The San Andreas fault is localized to a very narrow band, but the effects of earthquakes in the fault can be felt over a very wide area. It should be noted, however, that buildings with foundation on bedrock quite close to the fault may be little damaged by a strong earthquake, while severe damage may be inflicted on buildings on certain types of soil (and particularly on fill) several miles away. In addition to direct damage from vibrations, an earthquake can trigger landslides in steep areas, which may cause as much damage.

The Open Space Element map shows the San Andreas Rift Zone as a 2,000 foot wide band centered on the fault. The chosen width is not arbitrary, as it includes the steepest slopes adjacent to the fault.

There are several summer homes and two resorts with swimming holes within the indicated rift zone. Further residential development should be prevented through zoning (though existing homes would be permitted to remain as non-conforming uses if the residents want to take the risk). Commercial recreational use could continue and be expanded, with some restrictions. The zoning regulations could be similar to the Agricultural-Recreational (A-ua) ordinance of the City of Cupertino, with added regulation to diminish the effect of an earthquake on buildings. (The County has the jurisdiction over the entire area indicated on the map.)

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

SCENIC HIGHWAYS; TRAIL SYSTEM

The purpose of Scenic Highways is to make it possible to enjoy views and a natural environment while driving as well as from roadside parking areas. A Scenic Highway should not only be an automobile road but also include pedestrian, bicycle and bridle trails.

A wide right-of-way is necessary to preserve a feeling of naturalness, to preserve nearby vegetation and other features of the landscape and to separate dirrerent kinds of traffic. (All four means of transportation indicated above are incompatible, each one with each other.) It is necessary to design a Scenic Highway in such a way that high speed is discouraged and also to make possible safe driving without paying 100% attention to the traffic. The latter requires a restricted number of carefully designed intersections and no direct access through driveways from adjacent development.

Residential and other development must be kept at a distance from a Scenic Highway. Where view from a ridge road is an essential factor, roofs of buildings must be lower than the highway.

The Open Space Element includes four Scenic Highways within Cupertino's sphere of influence. Three of them are within or on the boundary of existing or proposed public parks; protection of their character as Scenic Highways should in these cases be no problem.

1. Skyline Boulevard (State Highway 35). Very little of this highway is within Cupertino's sphere of influence.

2. Mount Eden Road. A small part of this road is within Cupertino's sphere of influence, the rest of it within Saratoga's.

3. Stevens Canyon Road. This road is entirely within Cupertino's sphere of influence, but only a small part within City limits.

4. Montebello Road. The protection of the very scenic qualities of this road will require careful detailed planning. The road is entirely within the jurisdiction of Santa Clara County.

The existing and proposed citywide and regional parks in the Open Space Element Plan form a continuous chain, making it possible to provide uninterrupted hiking and riding trails. A proposed extension of the trail system through Santa Cruz County to the ocean should be made a reality.

SCENIC HIGHWAYS; TRAIL SYSTEM (continued)

A continuous system of separate hiking and riding trails should also be provided within the areas marked "Residential and Recreational Use" and "Limited Residential and Recreational Use". This requires physical planning of large areas; such planning should be made at one time rather than as a part of the tentative map procedure for individual properties. Indeed, much of the potential residential value of areas of this character depends on a planning that makes it possible for the residents to start a hiking or riding trip at their home.

Easements for transmission lines frequently provide suitable space for trails. For that reason, major transmission lines are marked on the plan.

A proposed system of bicycle trails and lanes, mostly in the lower part of the City, will be presented as a part of the Transportation Element of the General Plan.

CONSERVATION

The stated conservation goals should be implemented mainly through the following measures.

1. Ordinances should be enacted to prevent activities causing erosion, risk for landslides or pollution. Existing ordinances such as grading ordinances should be strengthened. In particular, regulations should prevent grading which silts up or pollutes stream beds. Removal of vegetative cover should be permitted only on condition that it be restored, and temporary cover during grading should be required in sensitive areas. Motorcycles and terrain vehicles should be prohibited off public roads, except possibly in special assigned areas.

2. Zoning, subdivision and grading ordinances and other pertinent regulations should be strictly enforced. In particular, the practice of grading roads in the hill area for the purpose of lot sales, without tentative maps or grading permits, should be prevented.

3. Flood control should wherever possible be established through the use of flood plains and small weirs rather than through concrete channels and large dams.

4. Fire control should be facilitated through a system of continuous loop roads in developments, rather than cul-de-sacs. The loops may consist entirely of public streets, or partly of fire lanes in easements. It is important that the loop system exists at all stages of development, not only after an area has been fully developed.

5. Extensive development in earthquake zones and in areas prone to landslides or otherwise extremely sensitive to erosion should be prevented by zoning.

6. Owners of quarries or other natural resources should be required to restore vegetation and in general tidy up when operation ceases in the area or any part thereof.

7. A forestation program should be initiated in areas where climate and soil makes this feasible.

8. Economically viable vineyards, orchards and other agricultural uses should be preserved through zoning or other administrative procedures.

9. Historical landmarks as well as unique or particularly interesting wildlife and vegetative habitats should be preserved by including them in the park system.

IMPLEMENTATION

The open space, recreation and conservation programs will be implemented via two primary approaches - land acquisition and land use regulation. The City staff is currently working on budgetary programs and the Parks and Recreation Commission is studying the feasibility of a park bond election.

The following ordinances and other regulations are now being drafted or are intended to be drafted in the near future by the Planning Department of the City of Cupertino.

1. Park Dedication Ordinance

In 1965, the Quimby Act (AB1150) was enacted by the State Legislature enabling cities to require residential subdividers to dedicate land on or payment in fees as a condition to approval of a map. Various homebuilder associations filed suit to determine the constitutionality of the law. In 1971, the State Supreme Court upheld the law. On October 19, 1971, the United States Supreme Court dismissed an appeal of the State Court's decision "for want of a substantial Federal question".

In view of the Court decisions, the City staff is presently preparing a draft ordinance. The enabling legislation requires the adoption of a Recreation Element prior to enactment of Park Dedication Ordinance. The interim Open Space and Conservation Element will fulfill this requirement.

2. Flood Plain Zoning

On June 20, 1972, the Board of Directors of the Santa Clara County Flood Control and Water District adopted Resolution No. 72-59 which represents a shift in philosophy regarding flood plain management. The resolution provides encouragement and assistance to cities and County to adopt enabling zoning ordinances to establish flood plain zones. There is thus a shift in emphasis from accommodation of development via flood control improvements to discouragement of development in order to use natural flood plains.

The City is currently working with the Flood Control District to meet this end. Flood control engineers are mapping the Stevens Creek Flood Plain while the City staff is preparing a flood plain zoning ordinance. Two approaches are being evaluated. One utilizes a specific land use zone which specifies uses within the flood plain while the second approach utilizes a plan line approach which prohibits specific uses within a flood plain boundary designed by the Flood Control District.

3. Recreation Use Zoning

The staff is reevaluating the existing A-ua (Agricultural/Recreational) zone which provides for recreational land uses in the City. The existing law is limited in scope and vague. The ordinance does, however, serve as a spring board for legislation requiring that certain lands be designated for privately owned recreational uses.

4. Agricultural Zoning

The existing A and A1 ordinance will be reviewed in the near future. The existing ordinances are basically sound needing only minor revisions related to animal control. The A zone, which is designed to regulate exclusive agricultural uses, is used in conjunction with requests for Williamson Act contracts. More extensive use of this zoning district should be made in the remaining agriculturally productive lands in the hill area of the City.

5. Natural Resource Zoning

The staff has preliminarily discussed the possibility of establishing an overlay type zone which would create a zoning district to protect vegetative features which contribute to ground water retention and soil stabilization. This zone would be applied in canyon areas which would be susceptible to road construction.

6. Seismic Safety Zoning

State law requires each general purpose governmental agency to adopt a Seismic Safety Element.

The specific zoning ordinance which will regulate land use will be prepared in conjunction with the adoption of the final report of the Montebello Ridge Study. The ordinance would have to be prepared with input from consulting engineering geologists and would have to be interrelated with the City's grading and subdivision ordinance.

7. Scenic Highway

State law requires each general purpose governmental agency to adopt a Scenic Roads Element.

A Scenic Road zoning ordinance will be proposed in this regard. It should be noted that Stevens Canyon Road, Mt. Eden Road and Montebello Ridge Road are zoned scenic highway in the County jurisdiction.

8. Reevaluation of development controls and intergration of an open space system into all new developments in the City

The Cupertino Goals Committee stressed the need to evaluate each development proposal upon its impact on the implementation of the General Plan. In other words, each of the City's Commissions and the City Council should think open space, think housing and think circulation each time an application is processed.

With regard to open space, the City staff has drafted a revised cluster ordinance which would enable the City to initiate a rezoning of property to a cluster form of development.

The planned development zoning ordinance should be revised to include a requirement to provide landscaped pedestrian linkage throughout a development.

EXISTING SCHOOLS

As school property may be used jointly with the City for park purposes, schools in the Cupertino area are listed below.

Elementary Schools

A. Portal
B. Wilson
C. Fremont Older (in unincorporated County area)
D. Eaton
E. Faria
F. Garden Gate
G. Lincoln
H. Stevens Creek
K. Monta Vista

Junior High Schools

L. Collins (offices for Cupertino Elementary School District on the same parcel)
M. Kennedy (in San Jose)

Senior High Schools

N. Cupertino
P. Homestead
R. Monta Vista

Community College

S. De Anza

Special School

T. Nan Allen (for trainable mentally retarded)

Note: A school site is being considered in connection with the development of Seven Springs Ranch (south of Rainbow Drive).

CUPERTINO GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT (Appendix)

PRIVATE OR COMMERCIAL OUTDOOR RECREATION AREAS

Some commercial recreation areas may quality as part of a City's parks and recreation element where they are accessible to the public in general for a moderate fee. Such private clubs within Cupertino's sphere of influence are listed below.

I Cupertino Hills Swim and Raquet Club, Inc. (4 acres)

II Blackberry Farm: Private 9-hole golf course (33 acres)

$1.75 weekdays - 9 holes
$2.50 weekends - " "

$3.00 weekdays - 18 holes
$4.50 weekends - " "

Membership fee for retired:
$14.50 per month, allows unlimited golf any day except weekends and holidays

Picnic Area (includes swimming and barbecues and picnic tables)
$1.30 weekends - adults
$ .90 " - child 6-12 years
- under 6 - free
$1.00 weekdays - adults
$ .75 " - children

III Deep Cliff: Private 18-hole short course, executive length (56 acres)

$1.75 weekdays - 9 holes
$2.00 weekends (after 3 p.m.)

$3.00 weekdays - 18 holes
$4.50 weekends - " "

IV Rifle Range in unused gravel pit.

The question of possible acquisition of one or both of the golf courses by the County or the City of Cupertino has been raised. A continuous Stevens Creek Park including both golf courses would create possibilities for an efficient combination of park uses, for citywide purposes (including a full size 110 to 170 acres golf course) as well as community and neighborhood uses.

NATURAL RESOURCE AREA

RESIDENTIAL AND RECREATIONAL USE

LIMITED RESIDENTIAL AND RECREATIONAL USE

SAN ANDREAS RIFT ZONE

RESIDENTIAL USE

CITY OF CUPERTINO
CALIFORNIA
PLANNING DEPARTMENT

GENERAL PLAN STUDY
OPEN SPACE & CONSERVATION ELEMENT

- 1-8; 17-19 ----- EXISTING PARK SITES
- 9; 11-16; 20-24; 3a PROPOSED PARK SITES AND OPEN SPACE AREAS
- I - IV ----- EXISTING COMMERCIAL OPEN SPACE
- A - T ----- EXISTING SCHOOLS
- 1a, 2a, 5a, 8a, 10 PROPOSED USE OF SCHOOL PROPERTY
- ---- BUFFER AREAS
- ---- INTERIM ZONING BOUNDARY
- ---- TRANSMISSION LINES
- ---- SCENIC ROADS

DATE: AUG. 28, 1972 FILE NO. 81,003.9

0 1000 2000 4000 5000 FEET

0 0.2 0.4 0.6 0.8 1.0 MILES

1" = 2000' SCALE 1÷24000 AL/JF

NATURAL RESOURCE AREA
LIMITED RESIDENTIAL AND RECREATIONAL USE
RESIDENTIAL AND RECREATIONAL USE
RESIDENTIAL USE
SAN ANDREAS RIFT ZONE
CITY OF CUPERTINO
CALIFORNIA
PLANNING DEPARTMENT
GENERAL PLAN STUDY
OPEN SPACE & CONSERVATION ELEMENT
1-8 & 17-19 EXISTING PARK SITES
9-16 & 20-24 PROPOSED PARK SITES AND OPEN SPACE AREAS
I-IV EXISTING COMMERCIAL OPEN SPACE
A-T EXISTING SCHOOLS
PROPOSED USE OF SCHOOL PROPERTY
BUFFER AREAS
INTERIM ZONING BOUNDARY
TRANSMISSION LINES
SCENIC ROADS
N
DATE: AUG. 24, 1972
FILE NO. 81,003.9
0 1000 2000 4000 5000 FEET
0 0.2 0.4 0.6 0.8 1.0 MILES
1"= 2000' SCALE 1÷24000
AL/JF

Oversized Map or Foldout not scanned.

Item may be viewed at the
Institute of Governmental Studies Library, UC Berkeley.

Oversized Map or Foldout not scanned.